



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☐ Change of Ownership

☒ Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 3120 COLVIN STREET, ALEXANDRIA, VA 22311

TAX MAP REFERENCE: 061-0401-06 **ZONE:** _____

APPLICANT

Name: BRUCE RAISZADEH
Address: 12056 SUMMER MEADOW LN, RESTON, VA 20194

PROPERTY OWNER

Name: KHANH NGUYEN
Address: 3025 COLVIN STREET

SITE USE: A&B AUTO FINANCE CO

Business Name:

Current:

Proposed (if changing):

☐ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

BRUCE RAISZADEH

Print Name of Applicant or Agent

3120 COLVIN ST

Mailing/Street Address

Alexandria VA 22311

City and State

Zip Code

Bruce Raiszadeh

Signature

703-862-6651

Telephone #

Fax #

raiszadehbruce@yahoo.com

Email address

9-10-20

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 206-0042

Date approved: 10 / 30 / 2016
month day year

Name of applicant on most recent special use permit BRUCE RAISZADEH

Use _____

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

Earlier this year COVID-19 has caused great suffering for my business, A&B Auto Finance co, I do not have customer coming in like I had before pandemic. My business operations were put on hold and I lost revenue and was unable to plan for future of my automobile site, My landlord Mr Khan Nguyen and I had to stop the development of the site which in turn caused me to cancel my plans of relocating my business during the construction that was supposed to happen.

Therefore I request that the City Council extend business operations for two more years until my business gets back to normal and recover from the pandemic, During the past four years, we have complied with all of the rules and regulations of this site as I did for 20 years in my previous site 1318 king street until 2016

There will be 24 cars presented for sale and one employee and 2 cars for employees, Hours of operation will be from 10 Am to 6 Pm Monday to Saturday, closed on Sunday and temporarily office trailer approximately 10x36, cars will drive in to the site by employees

Thank you for your consideration.

Bruce Raiszadeh

3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

No change

4. Is the use currently open for business? ☒ Yes ☐ No

If the use is closed, provide the date closed.

_____/_____/_____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

No change

6. Are the hours of operation proposed to change? ☐ Yes ☒ No

If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

7. Will the number of employees remain the same? ☒ Yes ☐ No

If no, list the current number of employees and the proposed number.

Current Number of Employees:

Proposed Number of Employees:

8. Will there be any renovations or new equipment for the business? _____ Yes ☒ No

If yes, describe the type of renovations and/or list any new equipment proposed.

9. Are you proposing changes in the sales or service of alcoholic beverages? _____ Yes ☒ No

If yes, describe proposed changes:

10. **Is off-street parking provided for your employees?** ☐ Yes ☒ No
If yes, how many spaces, and where are they located?

11. **Is off-street parking provided for your customers?** _____ Yes ☒ No
If yes, how many spaces, and where are they located?

12. **Is there a proposed increase in the number of seats or patrons served?** ☐ Yes ☒ No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

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13. **Are physical changes to the structure or interior space requested?** ☐ Yes ☒ No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. **Is there a proposed increase in the building area devoted to the business?** ☐ Yes ☒ No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

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15. **The applicant is the** (check one) ☐ Property owner ☒ Lessee
☐ other, please describe: _____

16. **The applicant is the** (check one) ☒ Current business owner _____ Prospective business owner
☐ other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Applicant

BRUCE RAISZANEN percent of ownership 100%.

Property OWNER

KHANH NGUYEN percent of ownership 100%.



Department of Planning & Zoning
Administrative Special Use Permit New Use
Light Automobile Repair Supplemental

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

STORAGE OF STRIPPED VEHICLES



Any junked, abandoned, or stripped vehicles must be parked or stored inside.

Describe storage location for junked, abandoned or stripped vehicles?

VEHICLE LOADING AND UNLOADING



All loading or unloading of vehicles must take place on private property, and not on the public right-of-way.

Where on private property will vehicle loading take place?

DISCARDING OF VEHICLE PARTS



All debris or vehicle parts must be kept on private property, and not on the public right-of-way.

Describe methods for keeping debris and vehicle parts off the public right-of-way?

VEHICLE PARKING



Vehicles must be displayed, parked, or stored on private property, and not on the public right-of-way.

Where on private property will vehicles be displayed, parked or stored?

STORAGE AND DISPOSAL OF VEHICLE PARTS



All vehicle parts, tires, or other materials must be kept inside the building, in a dumpster or other suitable trash receptacle or enclosure.

Describe the methods that will be used to ensure vehicle parts, tires and other materials are contained?

KEEPING THE BUILDING AND SITE CLEAN



The area around the building must be kept free of debris and maintained in an orderly and clean condition.

How will you monitor the building and site to keep it clean?

WASTE PRODUCTS



All waste products, including but not limited to, organic compounds (solvents), motor oils, and antifreeze must be disposed of following all local, state and federal ordinances or regulations. Waste products may not be discharged into the sanitary or storm sewers.

What are the plans for disposing of waste products?

BEST MANAGEMENT PRACTICES



You must follow the City of Alexandria Best Management Practices manual for automotive related industries. Contact the T&ES Environmental division at (703)519-3400 to obtain a copy of the manual.

Have you reviewed the Best Management Practices manual?

What steps will you take to follow the Best Management Practices Manual?

CONTROLLING ODORS AND SMOKE



Odors, smoke and any other air pollution from operations at the site must be controlled to prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.

What equipment is included in the building to help control odors, smoke and air pollution?

CAR WASHING



Car wash discharges resulting from a commercial operation may not be discharged into a storm sewer. It is recommended that any car washing be done at a commercial car wash facility.

Where will car washing take place?